



HESS
AUCTION GROUP

Public Auction
REAL ESTATE

3 BEDROOM MANHEIM HOME IN NICE NEIGHBORHOOD



Thurs. October 13, 2022 • 6PM

**62 SUNSET AVE.
MANHEIM, PA 17545**

This 3-bedroom Manheim home is nestled in a nice neighborhood and offers easy access to Route 72. **The main level of the home** features a living room with bow window, kitchen with eat-in area, family room with wood burning fireplace and side entrance, three bedrooms and two full bathrooms, one with laundry. **The lower level** hosts a finished area, kitchenette, and half bath. **Additional amenities** include an attached 2-car garage and storage shed.

AUCTIONEER'S NOTE:

Auction for: Lois Jean Peterman
Attorney: Young & Young

**Open Houses: Sat. Oct. 1, 10am – 12pm
& Mon. Oct. 3, 5pm – 6:30pm
Or Call For An Appointment**

For information about financing call 717-664-5238

Real Estate Terms & Conditions: 10% down day of sale. Balance due at settlement on or before 45 days.
Announcements made on day of sale take precedence over advertised information.

JOHN M. HESS AUCTION SERVICE 717-664-5238 or 877-599-8894 HESSAUCTIONGROUP.COM
AY000253L



Type: Ranch
Construction: Frame
Exterior: Brick, Aluminum
Roof: Composition Shingle
Garage: Attached 2-Car
Square Footage: 1,633sq. ft.
Lot Size: 0.36 acres
Year Built: 1964

Heating/Cooling: Fuel Oil Hot Water Radiators / Central
Water/Sewer: Public, Water Conditioning System
Zoning: Mixed Residential
Taxes: \$3,691.50
School District: Manheim Central
Township: Penn Township

First Floor

Living Room: 18' x 13'4" Bow Window, Carpet
Kitchen: 11'1" x 13'6", Peninsula, Cooktop, Wall Oven, Vinyl
Eat-in Area: 13'5" x 12'3", Chair Rail, Carpet
Family Room: 18' x 13'4", Wood Burning Fireplace with Brick Surround and Hearth, Side Entrance, Carpet
Bedroom 1: 13'4" x 8'11", Closet, Carpet
Bedroom 2: 13'3" x 11'11", Closet, Carpet
Bedroom 3: 13'5" x 11'11", Closet, Carpet
Bathroom: 9'11" x 6'10" Tub/Shower Combination, Vinyl
Laundry/Bathroom: 5'4" x 14'9", Laundry Hook-up, Shower, Vinyl

Lower Level

37'7" x 26' Finished, Carpet
½ Bathroom: 4'11" x 2'11"
Kitchenette: 8' x 6'5", Counter with Sink, VCT

Exterior

Storage Shed

All Measurements are Approximate



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